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### 19 Romsey Drive, Belmont, Hereford, HR2 7YH

*Situated to the south of Hereford city, in the popular Belmont residential district, a well presented two bedroom end of terrace home with gas central heating, double glazing, off road parking, garage and enclosed rear garden.*

**£215,000 (Freehold)**

**Residential Sales and Lettings**



## 19 Romsey Drive, Belmont, Hereford, HR2 7YH

### LOCATION

The property is located to the south of Hereford city in the popular Belmont district. In the area are a range of amenities, including Tesco supermarket, petrol station, doctor's surgery and Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

### DESCRIPTION

The subject property is a well presented two bedroom end of terrace home with the added benefit of gas central heating, double glazing, off road parking, garage and enclosed rear garden. The accommodation comprises entrance hall, kitchen, sitting/dining room, first floor landing with access to two bedrooms and bathroom. In more detail the accommodation comprises;

#### ON THE GROUND FLOOR:

##### Entrance Hall

With double glazed panelled entrance door, panelled radiator, thermostat for central heating, tiled flooring, arch to the kitchen and glazed door to the sitting/dining room.

##### Kitchen

2.39m (7'10) x 2.39m (7'10)

With front aspect double glazed window, a range of units comprising stainless steel one and a half bowl sink drainer unit with working surfaces, tiled splashbacks, base units under with matching wall units. Integrated fridge/freezer, plumbing and space for washing machine, integrated electric double oven and gas hob. Wall mounted unit comprising the gas central heating boiler and tiled flooring.



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### Sitting/Dining Room

5.05m (16'7") x 3.58m (11'9")

With two panelled radiators, laminated flooring, smoke alarm, stairs to the first floor, TV point and double glazed patio door leading to the rear garden.



### ON THE FIRST FLOOR:

#### Landing

With access hatch to the loft space, smoke alarm, doors to bedrooms and bathroom.

#### Bedroom 1

4.01m (13'2") x 3.61m (11'10")

With rear aspect double glazed window and panelled radiator.

#### Bedroom 2

3.2m (10'6") x 2.06m (6'9")

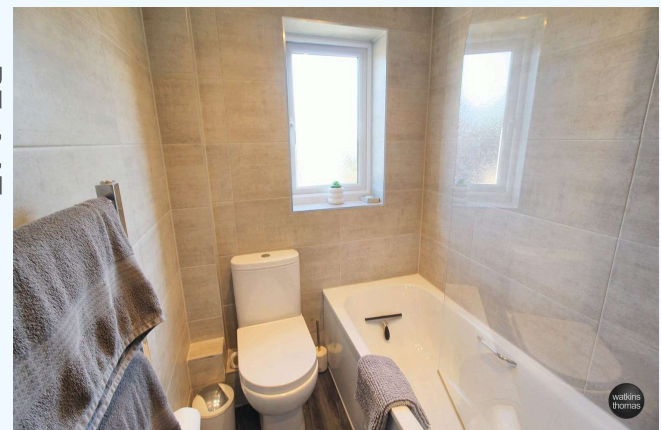
With front aspect double glazed window, airing cupboard and panelled radiator.



### Bathroom

2.31m (7'7") x 1.45m (4'9")

With front aspect double glazed window, suite comprising panelling enclosed bath with thermostatically controlled shower over with rainwater shower head, low flush WC, vanity wash hand basin with mirrored fronted wall unit, heated towel rail, inset spotlights and fully tiled wall surround.





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### OUTSIDE:

To the front of the property is a lawned garden with path leading to the front door, a tarmac driveway gives access to the garage measuring 16'9 by 8'8 with up and over door, power, lighting and UPVC personnel door to the rear garden. To the immediate rear of the property is a patio leading to a gravelled garden with a few shrubs. The garden is enclosed by walling and fencing to provide a degree of privacy.



### COUNCIL TAX BAND B

Made payable to Herefordshire Council.

### BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

### SERVICES

It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.


### VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280 .

### DIRECTIONAL NOTE

Proceed out of Hereford along the Belmont Road. On reaching the roundabout, take the fourth exit and continue to the mini roundabout. Take the second exit onto Abbotsmead Road. Take the second turning on the left hand side into Romsey Drive where the property is located on the left hand side as indicated by the board.

### FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280 . For a selection of other properties currently available, please visit [www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) or [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

4th October 2025

ID41521

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### ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

### Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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### FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

